



**STAFF REPORT – CITY OF RIVIERA BEACH  
CASE NUMBERS SP-16-15 / SE-16-02  
CITY COUNCIL JUNE 7, 2017**

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF RIVIERA BEACH, PALM BEACH COUNTY, FLORIDA, APPROVING A SITE PLAN AND SPECIAL EXCEPTION APPLICATION FROM CATOE HOLDINGS, LLC TO BUILD AND OPERATE AN 8,078 SQUARE FOOT WAREHOUSE WITH ACCESSORY OFFICE, ON A VACANT PARCEL OF LAND, APPROXIMATELY +/- 1.0 ACRE, IDENTIFIED BY PARCEL CONTROL NUMBER 56-42-42-26-02-000-0010, LOCATED ON THE NORTH SIDE OF THE INTERSECTION OF HAVERHILL ROAD AND HAVERHILL BUSINESS PARKWAY, WITHIN THE GENERAL INDUSTRIAL ZONING DISTRICT; AND PROVIDING FOR AN EFFECTIVE DATE.**

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**A. Applicant:** Catoe Holdings, LLC

**B. Request:** The applicant is requesting site plan and special exception approval to build a new plumbing warehouse with its accessory office space, to relocate an existing business within the City.

**C. Location:** The proposed location is on the north side of the intersection of Haverhill Rd and Haverhill Business Parkway.

**D. Property Description and Uses:** The subject property description and uses are as follows:

Parcel Control Number: 56-42-42-26-02-000-0010.

Parcel Size: +/- 1 acre.

Existing Use: Vacant Lot.

Zoning: General Industrial (IG) Zoning District.

Future Land Use: Industrial.

**E. Adjacent Property Description and Uses:**

North: Industrial Building; General Industrial (IG) Zoning and Industrial Future Land Use

South: Vacant; COUNTY

East: Vacant; General Industrial (IG) Zoning and Industrial Future Land Use

West: Vacant; COUNTY

**F. Background:**

On September 20, 2016, Catoe Holdings, LLC submitted an application for site plan and special exception, which has been reviewed by City staff for compatibility and consistency with the City's Comprehensive Plan and Land Development Regulations. The Planning

and Zoning board reviewed the presentation from staff and from the developer and unanimously recommended approval for the project on May 11, 2017. The following staff analysis is provided for your review:

#### **G. Staff Analysis:**

**Proposed Development/Use:** The applicant proposes to develop an 8,078 warehouse with accessory office use. This proposal would allow an existing business in the City to expand its business capacities while at the same time keeping the business within the City.

**Zoning Regulations:** The proposed use complies with the City's Land Development Regulations for the General Industrial (IG) Zoning District, providing that a Special Exception approval is granted by City Council for the warehouse use.

**Comprehensive Plan:** The proposed use is consistent with the Comprehensive Plan's Industrial Future Land Use designation.

**Compatibility:** The proposed project is compatible with the surrounding parcels and uses.

**Levels of Service:** City services such as roads, water, sewer, and garbage collection are currently available to the site.

**Landscaping:** The proposed landscape plan is compatible with the City's Land Development Regulations.

**Parking/Traffic:** Adequate parking has been proposed in accordance with the City's Land Development Regulations.

#### **H. Special Exception Analysis**

**a. *Ingress to and egress from the property and the proposed structures thereon, if any, including such considerations as automotive and pedestrian safety and convenience, traffic flow and control, and access in case of fire or catastrophe.***

- Ingress to and Egress from the site are available directly off of Haverhill Business Parkway, which can be accessed from the north and south via Haverhill Rd.

**b. *Off-street parking and loading areas, where required, including consideration of relevant factors in subsection (2)a. of this section, and the economic, noise, glare or odor effects of the location of such areas on adjacent and nearby properties and properties generally in the district.***

- Adequate parking spaces have been proposed in accordance with the City's Land Development Regulations.
- One truck loading/unloading area will be provided.

**c. *Refuse and service areas, including consideration of relevant factors in subsections (2)a and b of this section.***

- A 6 foot high masonry enclosure has been proposed to hold a dumpster for onsite garbage collection.

**d. *Utilities, including such consideration as hook-in locations and availability and compatibility of utilities for the proposed use or structure.***

- Utilities are currently available to the site and will be properly connected as regulated by the Utility District.
- e. Screening, buffering and landscaping, including consideration of such relevant factors as type, dimensions and character to preserve and improve compatibility and harmony of use and structures between the proposed special exception and the uses and structures of adjacent and nearby properties and properties generally in the district.**
- Adequate landscaping has been proposed along the perimeter of the property which must be maintained according to the City's Land Development Regulations.
  - The applicant has preserved many of the existing trees and vegetation.
- f. Signs, or outside displays, if any, and proposed exterior lighting, if any, with reference to glare, traffic safety and economic effects of same on properties in the district.**
- One attached sign is proposed on the main façade of the building, which will be regulated by the Code of Ordinances.
  - No freestanding signage is currently proposed.
  - A lighting plan has been provided, which demonstrates adequate lighting and no light trespass from the property.
- g. Required yards and open spaces. The board shall make such recommendations as it deems necessary, guided by the factors that may be described in this zoning district, based on the nature of the request and its effect.**
- Adequate yard/open space has been proposed in accordance with the City's Land Development Code.
- I. Staff Conclusion:** City staff advises that the City Council review and consider all information presented and provide a recommendation to the City Council. If the Planning and Zoning Board chooses to recommend approval, City staff recommends including the following conditions of approval:
1. A two-year landscaping performance bond for 110% of the value of landscaping and irrigation shall be required before a Certificate of Occupancy or Certificate of Completion is issued.
  2. Construction and landscaping improvements must be initiated within 18 months of the effective date of this Resolution in accordance with Section 31-60(b), of the City Code of Ordinances. Demolition, site preparation and/or land clearing shall not be considered construction. Building permit application and associated plans and documents shall be submitted in its entirety and shall not be accepted by City staff in a partial or incomplete manner.
  3. This development must receive final Certificate of Occupancy from the City for all buildings and units approved within five years of the approval of the adopting resolution or the adopting resolution shall be considered null and void, requiring the applicant to resubmit application for site plan and special exception approval and re-initiate the site plan approval process.

4. All future advertising must state that the development is located in the City of Riviera Beach. Fees and penalties in accordance with City Code Sec. 31-554 will be levied against the property owner and/or business for violation of this condition.
5. Once approved, this resolution shall supersede any previous site plan approval resolutions associated with this property, causing previous site plan approval resolutions to be null and void.
6. City council authorizes City staff to approve future amendments to this site plan administratively so long as the site plan does not deviate greater than 5% from the originally approved site plan.
7. The developer shall host a job fair for Riviera Beach residents prior to certificate of occupancy.
8. The developer shall provide a report to the community development department documenting the efforts to acquire local participation as well as the percentage of construction costs expended with local vendors.